

City of Fayetteville Staff Review Form

2020-0235

Legistar File ID

4/7/2020

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Matt Casey

3/4/2020

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of the dedication of approximately 175 square feet of temporary construction easement to the Arkansas Department of Transportation for use on the Highway 16 Interchange project.

Budget Impact:

Account Number	password	
Project Number	Project Title	
Budgeted Item? NA	Current Budget	
	Funds Obligated	
	Current Balance	\$ -
Does item have a cost? NA	Item Cost	
Budget Adjustment Attached? NA	Budget Adjustment	\$ -
	Remaining Budget	\$ -

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF APRIL 7, 2020

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Chris Brown, City Engineer

FROM: Matt Casey, Engineering Design Manager

DATE: March 4, 2020

SUBJECT: Dedication of Temporary Construction Easement on Highway 16 to ArDOT for Highway 16 Interchange project.

RECOMMENDATION:

Staff recommends City Council approval of the dedication of approximately 175 square feet of temporary construction easement to the Arkansas Department of Transportation for use on the Highway 16 Interchange project.

BACKGROUND:

ArDOT is planning a project for the improvements to the I-49 interchange at Highway 16 (Wedington Dr.) The design is complete and utility relocations are currently underway ahead of the construction. The City of Fayetteville owns a small parcel of land for a sanitary sewer lift station on the southeast portion of this project along Shiloh Drive. A temporary construction easement has been requested by ArDOT to construct the roadway improvements along this parcel.

DISCUSSION:

ArDOT is currently in the right of way acquisition phase of the project and has presented the City with an offer for a temporary construction easement along Shiloh Drive as follows:

- 1) Tract 2E-1, located at the driveway to the City's sewer lift station consists of approximately 175 square feet of temporary construction easement (TCE). ArDOT has offered \$650.00 for the TCE.

Many times, in the past, the City has dedicated ROW and easements to ArDOT for highway widening projects. Therefore, staff recommends that the City dedicate this temporary construction easement at no cost to ArDOT.

BUDGET/STAFF IMPACT:

No impact.

Attachments:

Tract 2E-1 Offer
Tract 2E-1 TCE Document

**ARKANSAS DEPARTMENT OF TRANSPORTATION
COMPENSATION ESTIMATE**

Arkansas Job Number: BB0411 **County:** Washington **Tract:** 2E
Location: Hwy. 16 / 112 Spur Intching. Impvts. (S)

Fee Owner: City of Fayetteville

Address:

Telephone:

Area Of The Whole:	Permanent Easement(s):	
Area Of Remainder:	Temporary Easement(s):	2E-1 = 175± sf.
Area Of Acquisition:		

ACQUISITION COMPENSATION:

Fee Title:		\$	
Temporary Easement(S):	2E-1 = 175± sf. @ rental value	\$	650.00
Permanent Easement(S):		\$	
Improvements Acquired:		\$	
	Subtotal:	\$	650.00
Cost To Cure Items:		\$	
		\$	
SIGNS:		\$	
	Estimate of Total Compensation	\$	650.00


PREPARED BY: Kenneth L. Redus

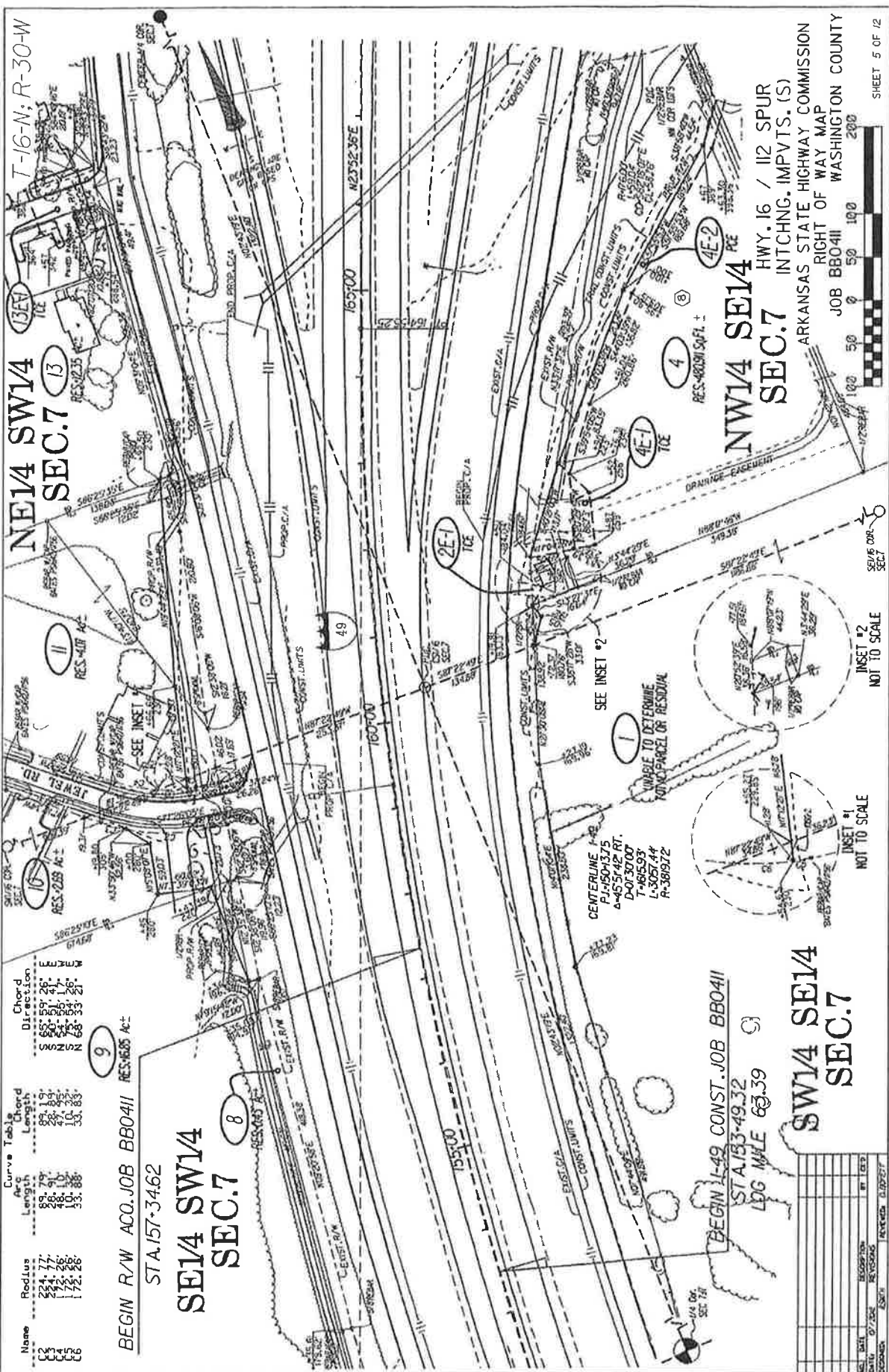

ADMINISTRATIVE APPROVAL

Date: 7/29/19

Date: 8-1-19

QC: NTB

COMMENTS: Assemblage. The tract was inspected on 7/16/2019. Sales 2, 5 and 6 were used to estimate compensation.



Name	Radius	Acc Length	Chord Length	Chord Direction
C1	224.77	89.79	89.19	65° 59' 28"
C2	172.86	48.10	47.33	53° 56' 17"
C3	172.86	53.88	53.33	63° 33' 28"

BEGIN R/W ACC. JOB BB0411 RES. 66.05 Ac.
 STA. 157+34.62

SE 1/4 SW 1/4
 SEC. 7

BEGIN L-49 CONST. JOB BB0411
 STA. 153+49.32
 LGG MILE 63.39

SW 1/4 SE 1/4
 SEC. 7

NO.	DATE	BY	REVISION



INSET #2
 NOT TO SCALE

INSET #1
 NOT TO SCALE

NW 1/4 SE 1/4
 SEC. 7
 HWY. 16 / I2 SPUR
 INTCHNG. IMPVTS. (S)
 ARKANSAS STATE HIGHWAY COMMISSION
 RIGHT OF WAY MAP
 JOB BB0411
 WASHINGTON COUNTY



ARKANSAS DEPARTMENT OF TRANSPORTATION

ARDOT.gov | IDriveArkansas.com | Scott E. Bennett, P.E., Director

RIGHT OF WAY DIVISION

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261
Phone: 501.569.2311 | Fax: 501.569.2018 | Toll Free: 877.569.0120

Date

City of Fayetteville

Job BB0411
Hwy. 16/112 Spur Intchnng. Impvts. (S)
Washington County
Tract 2E-1

Dear Property Owner(s):

The acquisition agent for the Arkansas State Highway Commission has presented you with a Temporary Construction Easement to be granted to the Arkansas State Highway Commission for the construction of the above project. Our appraisal estimates that the value of the use of the Temporary Construction Easement is \$650.00. Should you elect to convey the Temporary Construction Easement, please execute the easement form and return to us. If you make a final rejection of conveying this easement, and if the Arkansas State Highway Commission elects to do so, a condemnation suit will be filed for the needed easement in the Registry of the Circuit Court of Washington county.

If you do not elect to convey the easement, you will be entitled to trial by jury by the Circuit Court of the county in which your lands are situated to determine just compensation for the easement on the lands condemned by the Circuit Court as in any other civil matter.

Yours truly,

A handwritten signature in black ink that reads 'Jennifer R. Williams'.

Jennifer R. Williams, P.E.
Division Head
Right of Way Division

JRW:tm